K 2604

WARRANTY DEED TENNESSEE TITLE COMPANY FORM

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid PHILLIP BELL FRAZIER, JR. AND WIFE, ERNESTINE D. FRAZIER hereinafter referred to as grantees, to AJAX DEVELOPMENT COMPANY hereinafter referred to as grantor, and other good and valuable considerations, the receipt of which is hereby acknowledged, said grantor has bargained and sold and by these presents does transfer and convey unto the said grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 71 on the Plan of Fisk Park, as of record in Book 2331, page 90, Register's Office for said County.
Said Lot No. 71 fronts 51 feet on the westerly side of 23rd. Avenue North and runs back 125 feet on the northerly line and 72.5 feet on the southerly line to a dead line in the rear on which it measures 73 feet.

Being part of the property conveyed to Ajax Development Company by deed from W. L. Bainbridge, Jr., Agent for Ajax Development Company, or record in Book 2454, page 71, Register's Office for said County.
TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging, to the said grantees, their heirs and assigns, forever.

AND Grantor does covenant with the said grantees that grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except by restrictive covenants of record in Book 2499, page 171, said Register's Office.

AND grantor further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF Ajax Development Company has caused this instrument to be executed by its duly authorized officers on this the 10th day of December, 1956.

AJAX DEVELOPMENT COMPANY

Attest: Evelyn Strasser
Evelyn Strasser, Secretary

By: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr. President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B.B. Doubleday, Jr., a Notary Public in and for said County and State, personally appeared W. L. Bainbridge, Jr., and Evelyn Strasser, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of the Ajax Development Company, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. L. Bainbridge, Jr., as such President, and attesting the same by the said Evelyn Strasser, as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 10th day of December, 1956.

My commission expires: October 27, 1957.

B.B. Doubleday
Notary Public

PG 39